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NEWS RELEASE

CapitaLand China Trust secures maiden sustainability-linked loan of S\$150 million from UOB
Leading REIT in Singapore to pioneer a sustainability-linked loan for a China portfolio

Singapore, 30 September 2021 – CapitaLand China Trust Management Limited (CLCTML), the manager of CapitaLand China Trust (CLCT), is pleased to announce its maiden sustainability-linked loan, which is from UOB. This makes CLCT the first Singapore-listed real estate investment trust (REIT) to secure a loan linked to the sustainability performance of a China portfolio.

Under the terms of the sustainability-linked loan, UOB will offer CLCT a committed term loan facility of S\$150 million, which incorporates interest rate reductions based on pre-determined sustainability performance targets set out for CLCT's diversified portfolio of properties. These targets include maintaining minimum reductions in carbon emission, energy and water usage. Proceeds of the loan will be used for general working capital and corporate funding requirements, including financing or refinancing of investments.

Mr Tan Tze Woi, CEO of CLCTML, said: "As part of the CapitaLand Group, CLCT is committed to embedding sustainability practices in our business strategies and operations across our portfolio. We strive to take proactive steps to ensure responsible and sustainable growth that dovetails with the Chinese government's plan for a greener future. In 2020, we reduced our portfolio's water usage by 39.0%, carbon emissions by 46.2% and energy usage by 39.8%, as compared to the levels in 2008¹. Under CapitaLand's 2030 Sustainability Master Plan, CLCT will continue to look into greening our portfolio and contribute to the environmental well-being of the communities where we operate, while delivering long-term economic value to unitholders."

Mr Leong Yung Chee, Head of Group Corporate Banking, UOB, said: "At UOB, we work proactively with our clients to drive sustainable development, anchored by a common goal to advance together responsibly. We are pleased to partner CLCTML in the inaugural sustainability-linked loan for CLCT, which marks an important step in our longstanding collaboration with the CapitaLand Group in forging a sustainable future. From green buildings to sustainable cities, such collective efforts will enable us to create a more positive environmental, social and economic impact for the region for the long term."

¹ Data provided is for the period from 1 January to 31 December 2020. Computation of energy, water and carbon intensities excludes new properties which have been in operation for less than 12 months, master leased properties and properties undergoing asset enhancement initiatives (CapitaMall Shuangjing, CapitaMall Nuoemule and Rock Square).

CLCT is Singapore's largest multi-asset China-focused REIT by market capitalisation and property value. CLCT's portfolio comprises 11 shopping malls and five business park properties with a total gross floor area of approximately 1.7 million square metres, located across 10 leading Chinese cities such as Beijing, Shanghai, Guangzhou, Suzhou and Hangzhou.

About CapitaLand China Trust (www.clct.com.sg)

CapitaLand China Trust (CLCT), formerly known as CapitaLand Retail China Trust, is Singapore's largest China-focused real estate investment trust (REIT). CLCT's portfolio comprises 11 shopping malls and five business park properties. The geographically diversified portfolio has a total gross floor area (GFA) of approximately 1.7 million square metres (sq m), located across 10 leading Chinese cities. CLCT was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) on 8 December 2006, and established with the objective of investing on a long-term basis in a diversified portfolio of income-producing real estate and real estate-related assets in mainland China, Hong Kong and Macau that are used primarily for retail, office and industrial purposes (including business parks, logistics facilities, data centres and integrated developments).

CLCT's retail properties are strategically located in densely populated areas with good connectivity to public transport. The malls are positioned as one-stop family-oriented destinations housing a wide range of lifestyle offerings that cater to varied consumer preferences in shopping, dining and entertainment as well as essential services. CLCT's portfolio comprises a diverse mix of more than 2,000 leases, which include leading brands UNIQLO, Xiaomi, ZARA, Haidilao, Nike, Sephora, Starbucks Coffee and Swarovski. The malls are CapitaMall Xizhimen, CapitaMall Wangjing, CapitaMall Grand Canyon and CapitaMall Shuangjing in Beijing; Rock Square in Guangzhou; CapitaMall Xinnan in Chengdu; CapitaMall Qibao in Shanghai; CapitaMall Nuohemule in Hohhot; CapitaMall Xuefu, CapitaMall Aidemengdun in Harbin and CapitaMall Yuhuating in Changsha.

CLCT has a portfolio of five business parks situated in high-growth economic zones which house high quality and reputable domestic and multinational corporations operating in new economy sectors such as Electronics, Engineering, E-Commerce, Information and Communications Technology and Financial Services. The business parks exhibit excellent connectivity with close proximity to transportation hubs, and are easily accessible via various modes of transportation. The properties are Ascendas Xinsu Portfolio in Suzhou, Ascendas Innovation Towers and Ascendas Innovation Hub in Xi'an and Singapore-Hangzhou Science & Technology Park Phase I and Phase II in Hangzhou.

CLCT is managed by CapitaLand China Trust Management Limited, a wholly owned subsidiary of Singapore-listed CapitaLand Investment, a leading global real estate investment manager with a strong Asia foothold.

About CapitaLand Investment (www.capitalandinvest.com)

Headquartered and listed in Singapore, CapitaLand Investment (CLI) is a leading global real estate investment manager (REIM) with a strong Asia foothold. As at 30 June 2021, CLI had about S\$119.0 billion of real estate assets under management, and about S\$83.0 billion of real estate funds under management (FUM) held via six listed real estate investment trusts and business trusts, and over 20 private funds across the Asia-Pacific, Europe and USA. Its diversified real estate asset classes cover integrated developments, retail, office, lodging and new economy sectors such as business parks, industrial, logistics and data centres.

CLI aims to scale its FUM and fee-related earnings through its full stack of investment management and operating capabilities. As the listed investment management business arm of the CapitaLand Group, CLI has access to the development capabilities of and pipeline investment opportunities from CapitaLand's development arm. Being a part of the well-established CapitaLand ecosystem differentiates CLI from other REIMs.

As part of the CapitaLand Group, CLI places sustainability at the core of what it does. As a responsible real estate company, CLI contributes to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

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